

Work Order

Master Services Agreement
City of Jackson Brownfield Redevelopment Authority
Site Assessment Grant (Grant No. BF-00E44601-0)
Petroleum Grant
Applicable to Agreement Dated February 29, 2008
Work Order No. 70 Dated December 1, 2009

Services: *Phase II Subsurface Investigation, BEA and Due Care Plan*

Location: *546 N. Mechanic St; Site No. 187 (ASTI File No. 6715-15)*

The City of Jackson Brownfield Redevelopment Authority (CLIENT) requests that ASTI Environmental (ASTI) perform the work described in this Work Order at the above referenced location in accordance with the terms of the above referenced Agreement. All work will be conducted according to the requirements of the Grant. ASTI will begin this work immediately upon receipt of a signed copy of this Work Order.

ASTI has prepared a Scope of Work and a map showing proposed soil boring locations. Prior to conducting this work, ASTI will prepare a site-specific Work Plan and Health and Safety Plan for review and approval by the the MDEQ. An Eligibility Determination has been prepared and approved for this project.

Cost Estimate: \$9,150

Accepted and Agreed to:

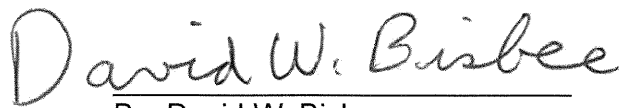
\$ 9,150⁰⁰ Approved Grant Amount

City of Jackson, Michigan


By: Carol Konieczki
Community Development Director
517.768.6438

Date: 12-9-09

ASTI Environmental


By: David W. Bisbee
Project Coordinator
810.225.2800

Date: December 1, 2009

Scope of Services

This project is being completed in anticipation of redevelopment of the 546 N. Mechanic St. building for an auto parts warehouse. The site was historically used by Quality Transmission Parts Inc. and was identified in State of Michigan records as a closed LUST site and a UST site. The southern adjoining property was historically used as a metal plating plant.

Recognized Environmental Conditions (RECs) were identified in the Phase I ESA completed by ASTI on July 8, 2009. An initial Phase II site investigation has been completed in order to address those RECs.

The client closed on the purchase of the property on November 24, 2009 and needs to complete the site work for a Baseline Environmental Assessment (BEA) - Category S within 45 days (by January 8, 2010). Because of the chemicals proposed for use on the property, a Category S BEA will be required, and therefore additional delineation of the extent of contamination associated with the former gasoline and diesel USTs previously located on the site is necessary.

This additional Phase II site investigation will consist of five additional soil borings that will be drilled to groundwater and are estimated to be to a depth of 12 feet below ground surface. Five groundwater samples will be collected from temporary monitoring wells and will be analyzed for leaded/unleaded gasoline parameters. In addition, one groundwater duplicate, one MS/MSD, one methanol blank, and one trip blank will be analyzed for leaded/unleaded gasoline parameters.

Prior to conducting the Phase I Environmental Site Assessment (ESA) and the initial Phase II Site Investigation for this project, ASTI received an approved Eligibility Determination from the Michigan DEQ.

Reports

Following all investigation and sample analysis tasks, and assuming that adequate delineation is achieved, ASTI will prepare a BEA - Category S detailing the procedures used and the results of the additional Phase II site investigation. Analytical results will be compared to applicable Part 201 cleanup criteria provided by the MDEQ. A Due Care Plan will also be prepared.

Schedule

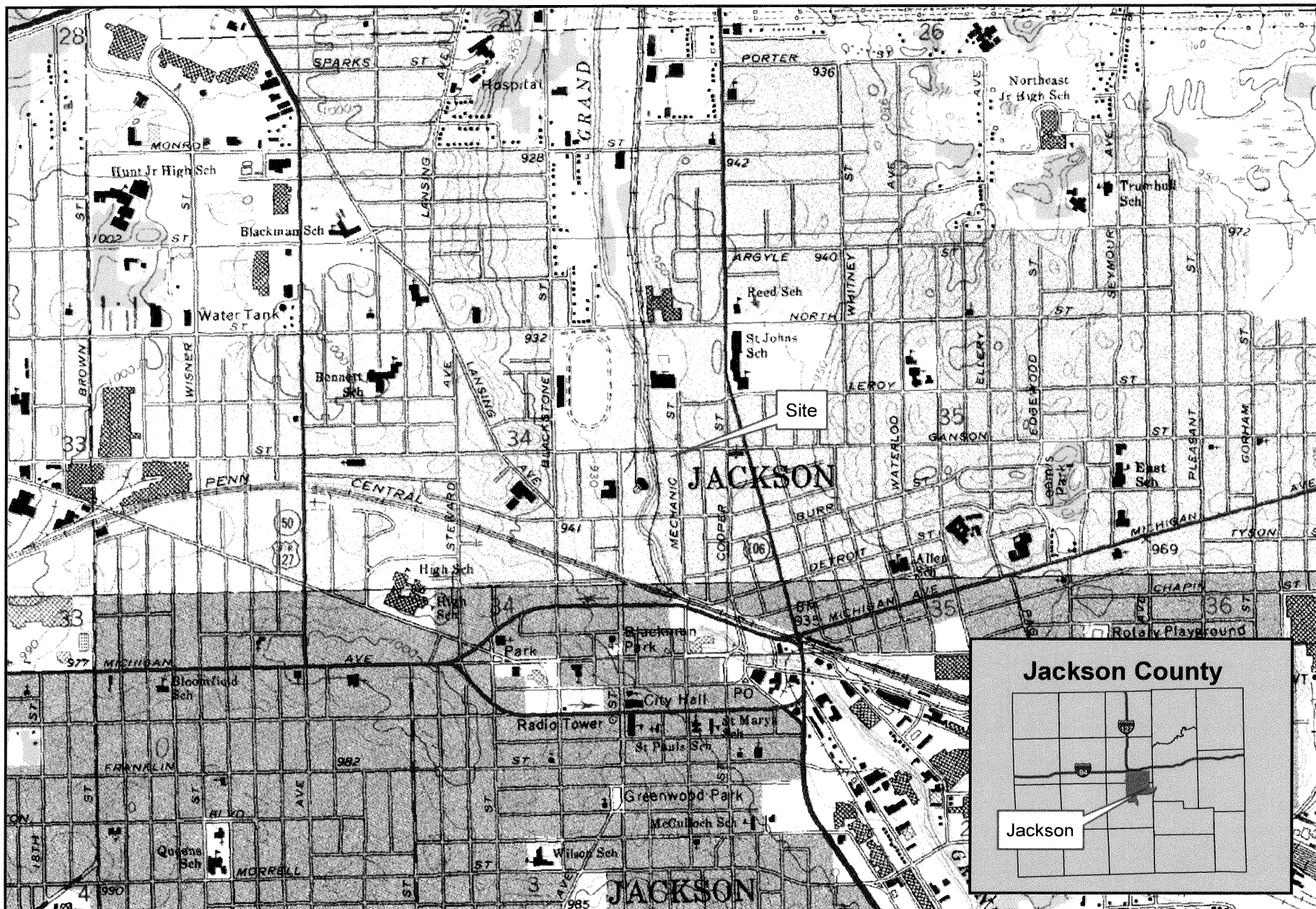
The additional Phase II Subsurface Investigation activities can be scheduled immediately upon receipt of a signed copy of this Work Order. The BEA will be provided 3-4 weeks from contract award.

Costs

Our fees for conducting the services discussed in this Work Order are provided

below. Unless otherwise indicated, the fee is an estimate, and services will be provided on a time and materials basis for actual work performed. All work will be conducted at the rates provided in our Master Services Agreement with the City of Jackson.

<u>Service</u>	<u>Estimated Fee</u>
Additional Phase II Sampling, Analysis, and Report	\$4,450
Category S BEA	3,500
Due Care Plan	<u>1,200</u>
TOTAL	\$9,150



546 N. Mechanic St. Jackson, MI

2,000 1,000 0 2,000 Feet



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Created for: Performance Automotive Inc.
Created by: AGS, June 26, 2009, ASTI Project 6715-15

Figure 1 - Site Location Map



546 N. Mechanic St. Jackson, MI

250 125 0 250 Feet



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Created for: City of Jackson
Created by: AGS, June 11, 2009, ASTI Project 6715-15

Figure 2 - Site Map